

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners
And/or their Legal Representative Must be Present.**

AGENDA

NOTICE OF MEETING

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN

Monday, May 13, 2013, 6:00 PM

North & South doors of Historic Court House open at 5:50 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held April 8, 2013.

AMENDING ORDINANCES TO THE SUBDIVISION CONTROL ORDINANCE *Advertised in the Boonville Standard May 2, 2013.*

(1.) AN ORDINANCE TO AMEND ARTICLE III A: PROCEDURES FOR SUBMISSION OF "MAJOR" SUBDIVISIONS SECTION 3 NOTICE OF PUBLIC HEARING (MAJOR SUBDIVISION) SUBSECTION (1) a) OF THE SUBDIVISION CONTROL ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to add staff shall review the application for technical conformity with the standards fixed in the Subdivision Control Ordinance. Indiana Code.

(2) AN ORDINANCE TO AMEND ALL OF ARTICLE III A PROCEDURES FOR SUBMISSION OF "MAJOR" SUBDIVISIONS SECTION 9 PRIMARY PLAT APPROVAL (MAJOR SUBDIVISION) OF THE SUBDIVISION CONTROL ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA.

The purpose of this ordinance is to allow the Plan Commission to grant waivers and gives the Plan Commission the right to require a commitment in granting a waiver. Indiana Code.

(3) AN ORDINANCE TO AMEND EXHIBIT A: THOROUGHFARE PLAN SECTION 5 MODIFICATION OF THE SUBDIVISION CONTROL ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance clears up that the Commissioner's may grant a modification of the thoroughfare plan; not the Subdivision Control Ordinance.

AMENDING ORDINANCES TO THE COMPREHENSIVE ZONING ORDINANCE:
Advertised in the Boonville Standard May 2, 2013.

(1) AN ORDINANCE TO DELETE ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS SU-19 CHURCHES AND CHURCH-OPERATED INCIDENTAL/ACCESSORY FACILITIES (ON SAME SITE) AND RELIGIOUS FACILITIES AND FROM TABLE A SPECIAL USES BY ZONING DISTRICT OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to remove churches/religious facilities from requiring a Special Use. This is required by Federal Law and they can go in any zoning.

(2) AN ORDINANCE TO AMEND ARTICLE VII RECREATION AND CONSERVANCY "CON" DISTRICT SECTION 1 USE REGULATIONS BY ADDING SUBSECTION (1.1) CHURCHES AND CHURCH-OPERATED INCIDENTAL/ACCESSORY FACILITIES (ON SAME SITE) AND RELIGIOUS FACILITIES TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow churches/religious facilities in a "CON" zoning.

(3) AN ORDINANCE TO AMEND ARTICLE IX ONE FAMILY DWELLING "R-1", "R-1A", "R-1B", "R-1C", "R-1D" DISTRICTS SECTION 1 USE REGULATIONS BY ADDING SUBSECTION (3) CHURCHES AND CHURCH-OPERATED INCIDENTAL/ACCESSORY FACILITIES (ON SAME SITE) AND RELIGIOUS FACILITIES TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow churches/religious facilities in single family dwelling zonings.

(4) AN ORDINANCE TO AMEND ARTICLE XI RESORT – "R-3" DISTRICT SECTION 1 USE REGULATIONS BY AMENDING SUBSECTION (5) CHURCH CAMPS TO CHURCHES AND CHURCH-OPERATED INCIDENTAL/ACCESSORY FACILITIES (ON SAME SITE) AND RELIGIOUS FACILITIES TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow churches/religious facilities in a resort zoning.

(5) AN ORDINANCE TO AMEND ARTICLE XII RESIDENTIAL OFFICE – “R-O” DISTRICT SECTION 1 USE REGULATIONS BY ADDING SUBSECTION (3.1) CHURCHES AND CHURCH-OPERATED INCIDENTAL/ACCESSORY FACILITIES (ON SAME SITE) AND RELIGIOUS FACILITIES TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow churches/religious facilities in a residential office zoning.

(6) AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 5 PROCEDURE SUBSECTION K SU-28 (HOME WORKSHOP) BY ADDING NUMBER (6) TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow an applicant to request the maximum allowed per acreage for a home workshop without having the specific layout of the building and number of employees.

(7) AN ORDINANCE TO AMEND ARTICLE XXVI (B) OUTDOOR ADVERTISING DISPLAYS/OFF-PREMISE SIGNS/BILLBOARDS TABLE D OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow off-premise signs within a building setback line as ruled by Plan Commission and corrects error in table.

(8) AN ORDINANCE TO AMEND ARTICLE XXVI (A) ON PREMISE SIGNS SECTION 8 PERMITTED USES BY DISTRICT SUBSECTION C TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to allow on-premise signs within the building setback line as ruled by Plan Commission.

(9) AN ORDINANCE TO ADD ARTICLE XXV (A) COMMITMENTS; ENFORCEMENT TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to incorporate Indiana Code on commitments in rezonings, primary plat approval, plat vacations, special uses and variances.

OTHER BUSINESS:

Formal Complaint ~ Wendall and Nancy West ~ 2722 Walnut Lane ~ OWNER OF RECORD: Wendall and Nancy West~ Junk Salvage Yard in an “A” Agriculture zoning district. Cease and

Desist Notice and Notice to Appear sent on March 27, 2013. *On April 8, 2013, were given 30 days to bring property into compliance and 60 days to remove mobile home.*

Formal Complaint ~ Elizabeth Ison (Gary Crickmer)~ 966 Russell Road ~Alleged Junk/Salvage Yard and operation of trash sorting business in an “A” Agriculture zoning district. Con’t from April 8, 2013 to determine if they are no longer in violation.

VECTREN EASEMENT ~ Perry Cloyd, PS, Manager, Encroachment Program ~ 200 S. Plank Road ~ Structure in easement without permit. *Con’t from December 17, 2012 & January 13, 2013, meetings. Removed from agenda until requested to be placed back.*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business of a regular meeting.